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## Character house

**240 000 €** [ Honorarios al vendedor ]

- Referencia : AF26666
- Número de habitaciones : 7
- Número de habitaciones : 4
- Espacio habitable : 190 m<sup>2</sup>
- Superficie del terreno : 4 800 m<sup>2</sup>
- Impuesto sobre bienes inmuebles : 1 003 €



Just 5 minutes from Marciac, this character house offers 4 bedrooms, a bathroom, a spacious living room with mezzanine, a lounge, a fitted kitchen, a utility room, a large garage and three cellars, all set in 4800m<sup>2</sup> of wooded grounds.

The house is accessed via a lovely terrace. The stone-framed entrance door opens into a sitting room (21m<sup>2</sup>) with a fireplace. This room leads via a corridor to your left into a dressing room, a bedroom (16m<sup>2</sup>) with a shower and WC with washbasin and a spacious living room (49m<sup>2</sup>) with access to the terrace. A mezzanine (21m<sup>2</sup>) overlooks the living room. Retracing your steps to the living room via a corridor on your right, you will find a bathroom with double basins and wc (5.80m<sup>2</sup>) as well as a beautiful, very bright bedroom (17m<sup>2</sup>). To the rear of the living room, a corridor leads to a fitted kitchen (17m<sup>2</sup>), a storeroom/laundry room (10m<sup>2</sup>) and a garage (27m<sup>2</sup>).

A central wooden staircase leads upstairs to a bedroom (10m<sup>2</sup>), another bedroom (19m<sup>2</sup>) and an attic.

The roof is tiled and the construction is stone. Heating is provided by an air-to-water heat pump and hot water is produced by a thermodynamic hot water tank. There is glass wool insulation and single-glazed wooden joinery. Septic tank drainage (not compliant).

It is close to all amenities. It faces south, is not overlooked and has a pleasant garden planted with trees.(4800m<sup>2</sup>).

You'll be 5 minutes from Marciac, the college and schools, 15 minutes from a golf course, 35 minutes from Tarbes, the TGV train station, the airport and the motorway, 1 hour from Pau and the golf course, the airport,

1 hour 40 minutes from Toulouse airport, Spain and the ski slopes, the ocean, 3 hours 30 minutes from the Mediterranean.

**CONSUMO DE ENERGIA :**

**D (247)**

**EMISIONES DE GASES DE EFECTO**

**B (7)**

**INVERNADERO :**